

145.0

0005

0017.0

Map

Block

Lot

1 of 1

Residential

CARD

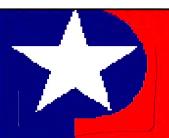
ARLINGTON

Total Card / Total Parcel

1,082,400 / 1,082,400

USE VALUE: 1,082,400 / 1,082,400

ASSESSED: 1,082,400 / 1,082,400


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
260		HIGHLAND AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: WHITE DONALD	
Owner 2: WHITE KAHN MELISSA	
Owner 3:	

Street 1: 260 HIGHLAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: KEATING JOHN W &amp; SUSAN M -

Owner 2: -

Street 1: 260 HIGHLAND AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1933, having primarily Vinyl Exterior and 2751 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	80.	1.23	9									443,999						444,000	

## IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							4500.000		638,400				444,000		1,082,400						95346	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					12/01/17	

## USER DEFINED

Prior Id # 1:	95346
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/30/21	12:23:40
LAST REV	
Date	Time
11/04/20	11:58:46
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 145.0-0005-0017.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	638,400	0	4,500.	444,000	1,082,400		Year end	12/23/2021
2021	101	FV	619,500	0	4,500.	444,000	1,063,500		Year End Roll	12/10/2020
2020	101	FV	619,500	0	4,500.	444,000	1,063,500	1,063,500	Year End Roll	12/18/2019
2019	101	FV	472,800	0	4,500.	416,300	889,100	889,100	Year End Roll	1/3/2019
2018	101	FV	434,800	0	4,500.	344,100	778,900	778,900	Year End Roll	12/20/2017
2017	101	FV	434,800	0	4,500.	316,400	751,200	751,200	Year End Roll	1/3/2017
2016	101	FV	434,800	0	4,500.	288,600	723,400	723,400	Year End	1/4/2016
2015	101	FV	417,800	0	4,500.	283,100	700,900	700,900	Year End Roll	12/11/2014

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEATING JOHN W	53214-372		7/16/2009		679,000	No	No		
	17083-187		6/1/1986		200,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/30/2020	1184	Solar Pa	27,000	C				
7/11/2013	1061	Addition	148,000	C				
11/21/2007	1077	New Wind	11,000		G9	GR FY09	REPL 7 WINDOWS	
3/8/2007	133	New Wind	12,700		G8	GR FY08		
7/12/2000	535	Add Bath	7,000	C				ADD BATH TO BDRM
5/3/1994	161	Manual	9,400					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2017	MEAS&NOTICE	HS	Hanne S
5/1/2014	External Ins	PC	PHIL C
2/25/2014	Info Fm Prmt	EMK	Ellen K
11/20/2008	Meas/Inspect	355	PATRIOT
12/10/1999	Inspected	267	PATRIOT
12/1/1999	Mailer Sent		
11/15/1999	Measured	263	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA

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